



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

LPB 179/22

STAFF REPORT

Property Name: Villa Camini

Address: 1205 NE 42nd Street

Summary of proposal: The Board is requested to verify the eligibility of Villa Camini at 1205 NE 42nd Street for the transfer of Floor Area Ratio (FAR); the Board is also requested to approve the required covenant. The code provisions require:

- Designation of the building(s) as a City of Seattle Landmark, pursuant to SMC 25.12;
- Execution of a Controls and Incentive Agreement regarding the Landmark and recording of same against the property;
- Receipt of a Declaration and Agreement between developer and SDCI, which establishes the amount of FAR available for transfer from the sending site;
- Provisions of security to assure completion of any required rehabilitation and restoration of the landmark, unless such work has been completed.
- The owner must also execute and record an agreement in the form and content acceptable to the Landmarks Preservation Board providing for the maintenance of the historically significant features of the building, per SMC 23.48.620. The owner has completed, and the City Historic Preservation Officer has recommended, subject to final approval by the Board, a covenant that includes the commitment of the owner to maintain Villa Camini consistent with Ordinance 126171.

You have received a copy of the covenant and its attachments, which includes the Declaration and Agreement between the developer and SDCI.

The property owner performed a building condition assessment in September 2022. The owner is proposing to repair the exterior stucco, windows, chimney, wood porch and columns, gutters, downspouts, exterior stairs, and railings. This scope of work was reviewed by the Landmarks Board

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The Seattle Department of Neighborhoods**

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coordinator and determined to be consistent with in-kind maintenance and repair as outlined in memo LPB 178/22. *This in-kind repair work has started but is not yet complete.*

PROPOSED MOTION: “I move that the Seattle Landmarks Preservation Board make the determination that Villa Camini at 1205 NE 42nd Street has fulfilled the requirements for transfer of Landmark FAR pursuant to SMC 23.48.620 – that the building is a designated Landmark with a Controls and Incentives Agreement pursuant to Ordinance 126171; that the Declaration and Agreement between the developer and SDCI has been received and has identified the number of transferable square feet to be 40,924.90; and that the designated features of the landmark shall be in overall good condition once the in-kind maintenance identified in LPB 178/22 is complete.”

PROPOSED MOTION: “I move that the Landmarks Preservation Board approve the agreement entitled “COVENANTS FOR LANDMARK TRANSFER OF FLOOR AREA” as submitted to the Board as the legal agreement required as a condition to the transfer of FAR from Villa Camini at 1205 NE 42nd Street, per SMC 23.48.620; provided that the covenant will not be fully executed by the Department of Neighborhoods until the Landmarks Preservation Board coordinator has visually verified that the repair work identified in LPB 178/22 appears to be complete.”